

Address available on request, Pomonal, Vic 3381



Sold Mixed Farming

Wednesday, 22 November 2023

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Area: 809 m2

Type: Mixed Farming



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Contact agent

- The Expressions of Interest campaign for 'Greenhills' at Pomonal is now closed -Nestled in the picturesque Pomonal region, overlooking the Grampians lies the exceptional mixed farming enterprise known as "Greenhills". One of the largest freehold holdings locally, this outstanding grazing and cropping property of approximately 809 hectares (2000 acres) with exceptional water resources and stunning land form aspects, offers an enticing prospect for commercial farmers, investors, and lifestyle seekers alike.

THE PROPERTY & FARMINGThe property is held in ten land titles and is divided into 29 paddocks, each with a dam and a stock trough system. The property includes high quality internal and boundary fencing with sections electrified. A large central laneway provides ease of movement for stock and machinery. There are designated timbered plantation areas which provide excellent livestock shelter. Majestic redgums are scattered throughout the farm. The picturesque landform is a mixture of level to rising country including three prominent hillsides, the highest one reaching an elevation of 288 metres. Significantly the property is framed by four quality gravel roads with a total distance around Greenhills of twelve kilometres. The property typically turns off 3000 sheep and lambs annually which are sold and processed locally. About 50 Hereford heifers and steers are grazed and an area up to 80 hectares is cropped annually generally for stock feed. The property has undergone regular annual pasture improvement including rye and clover mixtures at a combined rate of 16kg per hectare along with regular fertiliser applications. Eighty hectares has been resown in early May this year. Cropping choices include barley, oats, wheat, canola, beans or lupins. 75% of the farm is arable.

SECURE WATERWater resources are a feature as Greenhills is connected to the GWM Lake Fyans major pipeline with a maximum volume capacity of 2030 KL. A further agreement has been entered into to provide a new pipeline and an extra three tapping points with a standard allowance now totalling 3000 KL. The most southern block of the farm has double exposure to Nine Mile Creek which the vendors have fenced off and revegetated. For specific water detail, including licence agreements, please contact the listing agents.

INFRASTRUCTURE & VICTORIAN HOMESTEADThere is substantial and well maintained farm infrastructure in place including a 4-stand woolshed, covered sheep race, yards and loading race, steel cattle yards plus two grain sheds, a machinery shed with workshop and a high clearance hayshed. A further feature is a newly constructed steel framed machinery/hayshed measuring 24 metres by 18 metres by 5.5 metres. There is also capacity to store 250 tonnes of grain [5 silos]. Established in a desirable position is the Greenhills Victorian style brick homestead. It offers three large bedrooms, two bathrooms and toilets, a farm office, change room entry plus a single car garage. There is also a large separate studio. Many of the home's original features of its circa 1940s original build have been retained. A substantial extended renovation added more recently includes a quality kitchen with a Jindara wood heater plus a spacious living and dining area sited around a large open fireplace. This provides an exceptional living environment. The home is also positioned within an established lawned cottage garden with vegetable plots and fruit trees. A complete chattels list to be sold with the property may be obtained by contacting the listing agents.

THE LOCATIONGreenhills is easily reached from both the established regional centres of Stawell and Ararat and is within two and a half hours travel from Melbourne and the metropolitan area with dual lane highway access most of the way. VLine provides 5 daily return services from Melbourne to Ararat/Stawell. • Stawell - 14 kms* • Ararat - 34 kms* • Ballarat CBD - 129km* • Melbourne CBD - 242km*

EXPRESSIONS OF INTEREST NOW CLOSEDThe Expression of Interest campaign for Greenhills closed on Wednesday the 16th of August at 4:00pm (AEST). We will be providing interested parties with an update on the progress of the EOI in the coming days. For further information please contact Max Brown at 0429 854 772 and email at max.brown@raywhite.com.au, or Jason Hellyer on 0403 043 571 and email jhellyer@raywhite.com.